

METES AND BOUNDS DESCRIPTION  
OF A  
12.727 ACRE TRACT  
J. W. SCOTT SURVEY, A-49  
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND  
LYING AND BEING SITUATED IN THE J. W. SCOTT SURVEY, ABSTRACT NO. 49, BRYAN,  
BRAZOS COUNTY, TEXAS, SAID TRACT BEING THE REMAINDER OF A CALLED 351.833  
ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO BRYAN DEVELOPMENT, LTD  
RECORDED IN VOLUME 3734, PAGE 105 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS  
COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS  
FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET ON THE SOUTHWEST LINE OF BOONEVILLE  
ROAD - FM 158 (R.O.W. VARIES) MARKING THE NORTHWEST CORNER OF THIS HEREIN  
DESCRIBED TRACT;

THENCE: S 83° 01' 10" E ALONG THE SOUTHWEST LINE OF BOONEVILLE ROAD FOR A  
DISTANCE OF 510.82 FEET (DEED CALL BEARING: S 83° 02' 58" E, 4219/141) TO A 1/2  
INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF A CALLED 0.517 ACRE  
TRACT OF LAND AS DESCRIBED BY A DEED TO THE CITY OF BRYAN RECORDED IN  
VOLUME 7067, PAGE 12 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE WEST LINE OF SAID 0.517 ACRE TRACT FOR THE FOLLOWING  
CALLS:

S 38° 05' 20" E FOR A DISTANCE OF 74.60 FEET (DEED CALL: S 38° 02' 20" E -  
74.69 FEET, 7067/12) TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A  
CLOCKWISE CURVE HAVING A RADIUS OF 159.50 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15° 10' 17" FOR AN ARC DISTANCE  
OF 42.23 FEET (CHORD BEARS: S 05° 52' 04" W - 42.11 FEET) (DEED CALL CHORD: S  
05° 48' 53" W - 42.11 FEET, 7067/12) TO A 1/2 INCH IRON ROD FOUND MARKING THE  
END POINT OF SAID CURVE AND THE BEGINNING OF A CLOCKWISE CURVE HAVING A  
RADIUS OF 862.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09° 46' 45" FOR AN ARC DISTANCE  
OF 147.13 FEET (CHORD BEARS: S 18° 20' 35" W - 146.95 FEET) (DEED CALL CHORD:  
S 18° 17' 24" W - 146.95 FEET, 7067/12) TO A 1/2 INCH IRON ROD SET MARKING THE  
END POINT OF SAID CURVE;

S 23° 13' 58" W FOR A DISTANCE OF 142.85 FEET (DEED CALL: S 23° 10' 47" W -  
142.85 FEET, 7067/12) TO A 1/2 INCH IRON ROD SET ON THE NORTHWEST LINE OF  
UNIVERSITY DRIVE E. (120' R.O.W.) MARKING THE SOUTH CORNER OF SAID 0.517 ACRE  
TRACT AND THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 4740.00 FEET  
FOR REFERENCE, A CONCRETE RIGHT-OF-WAY MARKER FOUND AT THE EAST CORNER OF  
SAID 0.517 ACRE TRACT BEARS: N 34° 57' 39" E FOR A DISTANCE OF 401.70 FEET  
(DEED CALL: N 34° 57' 39" E - 401.74 FEET, 7067/12);

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04° 46' 50" FOR AN ARC  
DISTANCE OF 395.50 FEET (CHORD BEARS: S 39° 46' 47" W - 395.38 FEET) (DEED  
CALL AND MEASURED RADIUS, 3734/105) TO A POINT MARKING THE END POINT OF SAID  
CURVE. FOR REFERENCE, A CONCRETE RIGHT-OF-WAY MARKER FOUND BEARS: S 44° 58'  
18" W FOR A DISTANCE OF 0.20 FEET AND A 1/2 INCH IRON ROD FOUND BEARS: N 40°  
15' 19" E FOR A DISTANCE OF 0.86 FEET;

THENCE: S 42° 10' 12" W CONTINUING ALONG THE NORTHWEST LINE OF UNIVERSITY  
DRIVE E. FOR A DISTANCE OF 555.17 FEET (DEED CALL AND MEASURED BEARING,  
3734/105) TO A 1/2 INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE  
CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85° 33' 51" FOR AN ARC  
DISTANCE OF 37.33 FEET (CHORD BEARS: S 84° 57' 07" W - 33.98 FEET) (PLAT CALL  
AND MEASURED, 8230/243) TO A 1/2 INCH IRON ROD SET ON THE NORTHEAST LINE OF  
EAST CREST DRIVE (60' R.O.W. PER PLAT OF PARK HUDSON SUBDIVISION, PHASE B,  
8230/243) MARKING THE END POINT OF SAID CURVE;

THENCE: N 52° 15' 58" W ALONG THE NORTHEAST LINE OF EAST CREST DRIVE FOR A  
DISTANCE OF 296.63 FEET (PLAT CALL: N 52° 15' 58" W - 297.02 FEET, 8230/243) TO  
A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING  
A RADIUS OF 25.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 05' 46" FOR AN ARC  
DISTANCE OF 39.31 FEET (CHORD BEARS: N 07° 13' 05" W - 35.38 FEET) (PLAT CALL  
AND MEASURED, 8230/243) TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHEAST LINE  
OF EASTCHESTER DRIVE (60' R.O.W. PER PLAT, 8230/243) MARKING THE END POINT OF  
SAID CURVE;

THENCE: ALONG THE SOUTHEAST LINE OF EASTCHESTER DRIVE FOR THE FOLLOWING  
CALLS:

N 37° 49' 48" E FOR A DISTANCE OF 285.76 FEET (PLAT CALL AND MEASURED,  
8230/243) TO A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A  
COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 830.00 FEET;

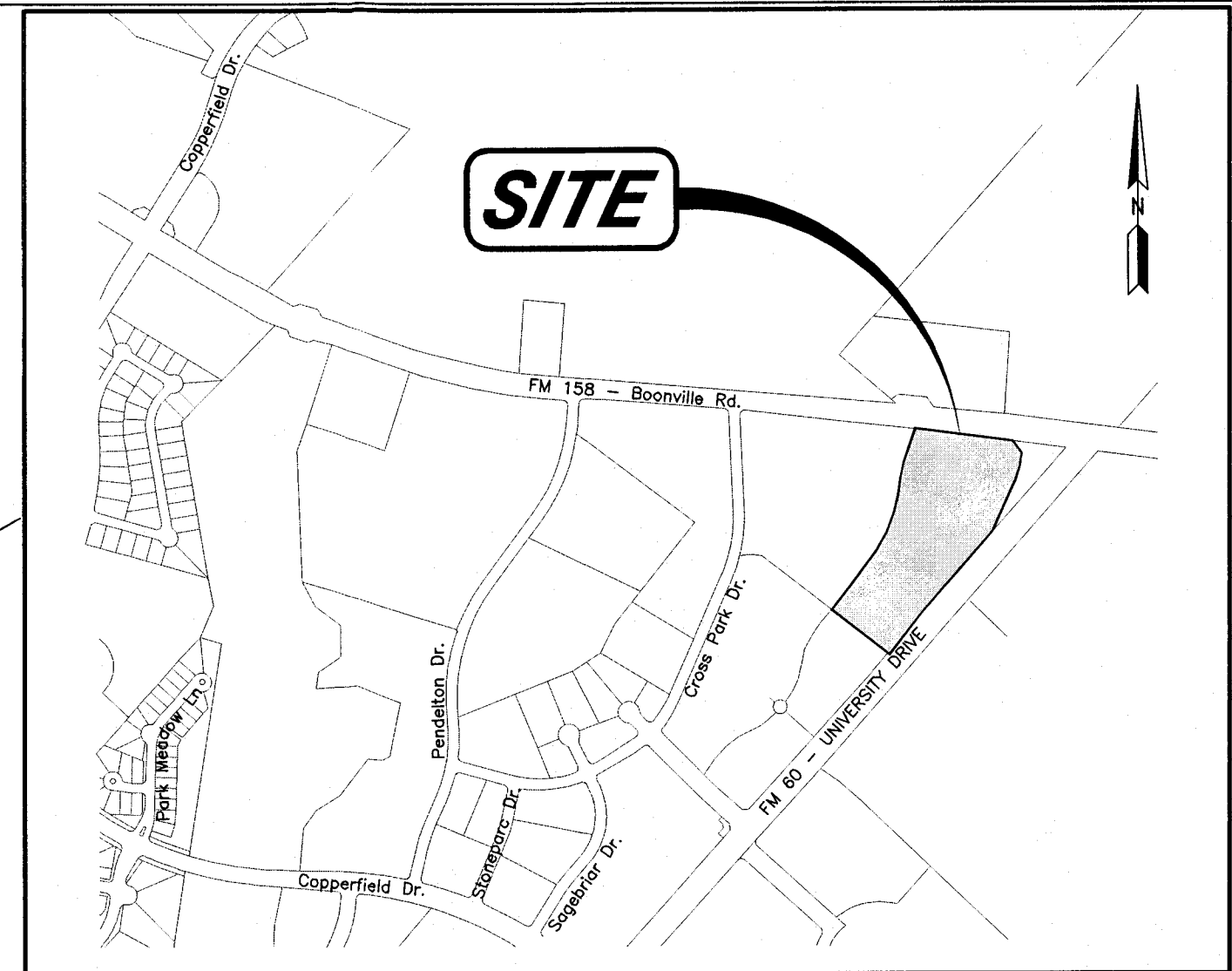
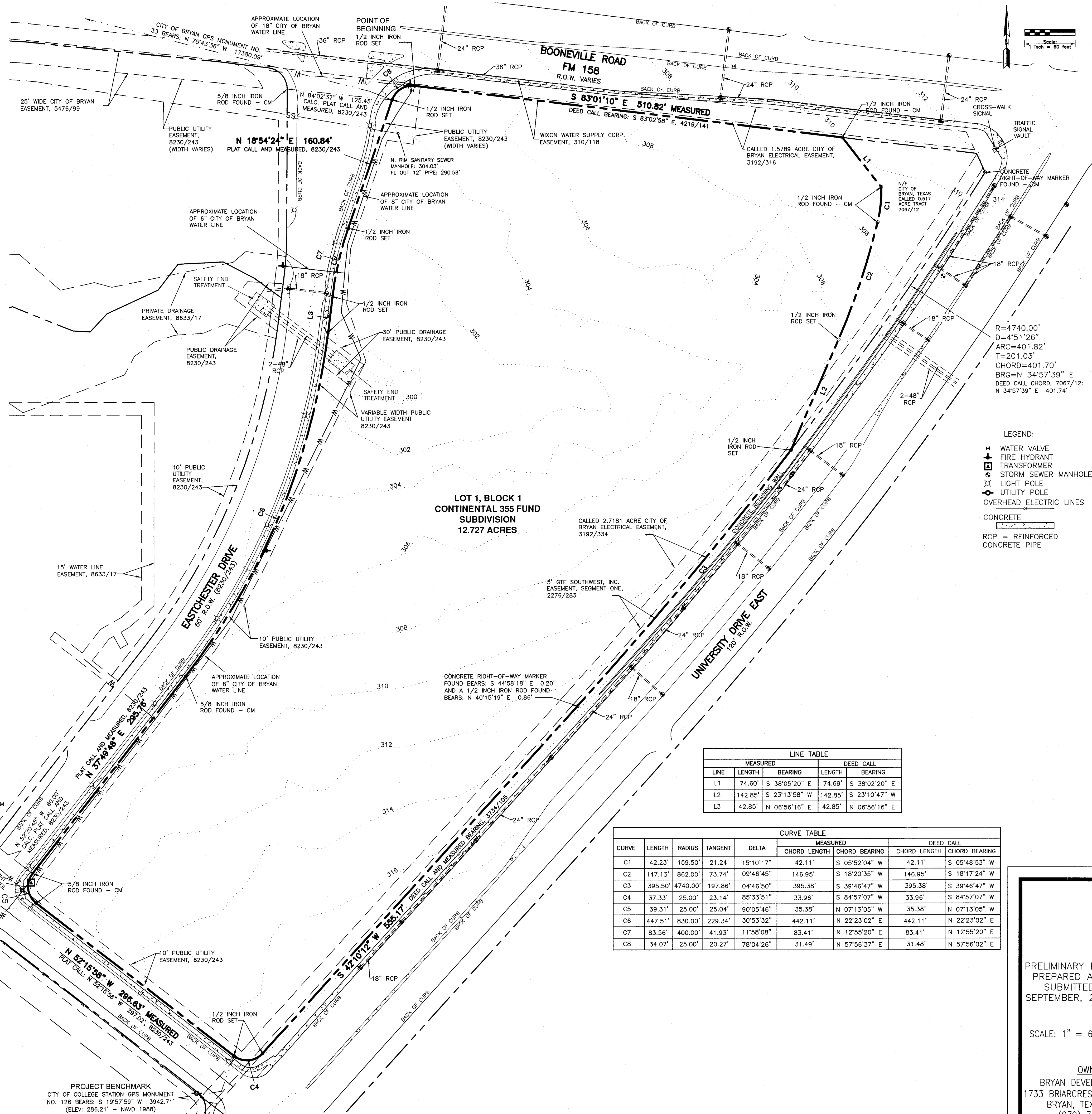
ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30° 53' 32" FOR AN ARC DISTANCE  
OF 447.51 FEET (CHORD BEARS: N 22° 23' 02" E - 442.11 FEET) (PLAT CALL AND  
MEASURED, 8230/243) TO A 1/2 INCH IRON ROD SET MARKING THE END POINT OF SAID  
CURVE;

N 06° 56' 16" E FOR A DISTANCE OF 42.85 FEET (PLAT CALL AND MEASURED,  
8230/243) TO A 1/2 INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE  
CURVE HAVING A RADIUS OF 400.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11° 58' 08" FOR AN ARC DISTANCE  
OF 83.56 FEET (CHORD BEARS: N 12° 55' 20" E - 83.41 FEET) (PLAT CALL  
AND MEASURED, 8230/243) TO A 5/8 INCH IRON ROD FOUND MARKING THE END POINT OF  
SAID CURVE;

N 18° 54' 24" E FOR A DISTANCE OF 160.84 FEET (PLAT CALL AND MEASURED,  
8230/243) TO A 1/2 INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE  
CURVE HAVING A RADIUS OF 25.00 FEET. FOR REFERENCE, THE CITY OF BRYAN GPS  
MONUMENT NO. 33 BEARS: N 75° 43' 36" W FOR A DISTANCE OF 17,380.09 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 78° 04' 26" FOR AN ARC DISTANCE  
OF 34.07 FEET (CHORD BEARS: N 57° 56' 37" E - 31.49 FEET) (PLAT CALL CHORD: N  
57° 56' 02" E - 31.48 FEET, 8230/243) TO THE POINT OF BEGINNING CONTAINING  
12.727 ACRES OF LAND, AS SURVEYED ON THE GROUND SEPTEMBER, 2015. BEARING  
SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS  
OBSERVATION.



VICINITY MAP  
(NTS)

#### GENERAL NOTES

BEARING SYSTEM SHOWN HEREON IS BASED  
ON GRID NORTH AS ESTABLISHED FROM GPS  
OBSERVATION.

ELEVATION DATUM: NAVD 1988, PER CITY OF  
COLLEGE STATION GPS MONUMENT NO. 126  
(ELEVATION: 286.21').

CM - CONTROLLING MONUMENT FOUND AND  
USED TO ESTABLISH PROPERTY LINES.

THIS TRACT DOES NOT LIE WITHIN A  
DESIGNATED 100 YEAR FLOOD PLAIN  
ACCORDING TO THE F.I.R.M. MAPS, PANEL NO.  
48041C0220F, REVISED DATE: 04-02-2014.

SUBJECT TRACT IS CURRENTLY ZONED  
PLANNED DEVELOPMENT (PD) PER CITY OF  
BRYAN ORDINANCE NO. 1690. BUILDING  
SETBACK LINES, HEIGHT RESTRICTIONS AND  
OTHER MATTERS TO BE DETERMINED DURING  
SITE DEVELOPMENT. SEE CITY OF BRYAN  
ZONING ORDINANCE, CHAPTER 130, SECTION  
25, FOR MORE INFORMATION.

APPROXIMATE LOCATION OF WATER AND  
SEWER LINES SHOWN HEREON PER MAP  
PROVIDED BY THE CITY OF BRYAN.

NOT FOR RECORD

## PRELIMINARY PLAN OF CONTINENTAL 355 FUND SUBDIVISION LOT 1, BLOCK 1 12.727 ACRES J-W SCOTT SURVEY, A-49 BRYAN BRAZOS COUNTY, TEXAS

PRELIMINARY PLAN  
PREPARED AND  
SUBMITTED  
SEPTEMBER, 2015

SCALE: 1" = 60'

OWNER:  
BRYAN DEVELOPMENT, LTD.  
1733 BRIARCREST DRIVE, STE 202  
BRYAN, TEXAS 77805  
(979) 776-1646

ENGINEER:  
MITCHELL & MORGAN, L.L.P.  
3204 EARL RUDDER FWY. S.  
COLLEGE STATION, TX 77845  
(979) 260-6963

SEP 16 2015

SURVEYOR:  
KERR SURVEYING, LLC  
409 N. TEXAS AVENUE  
BRYAN, TEXAS 77803  
(979) 268-3195